

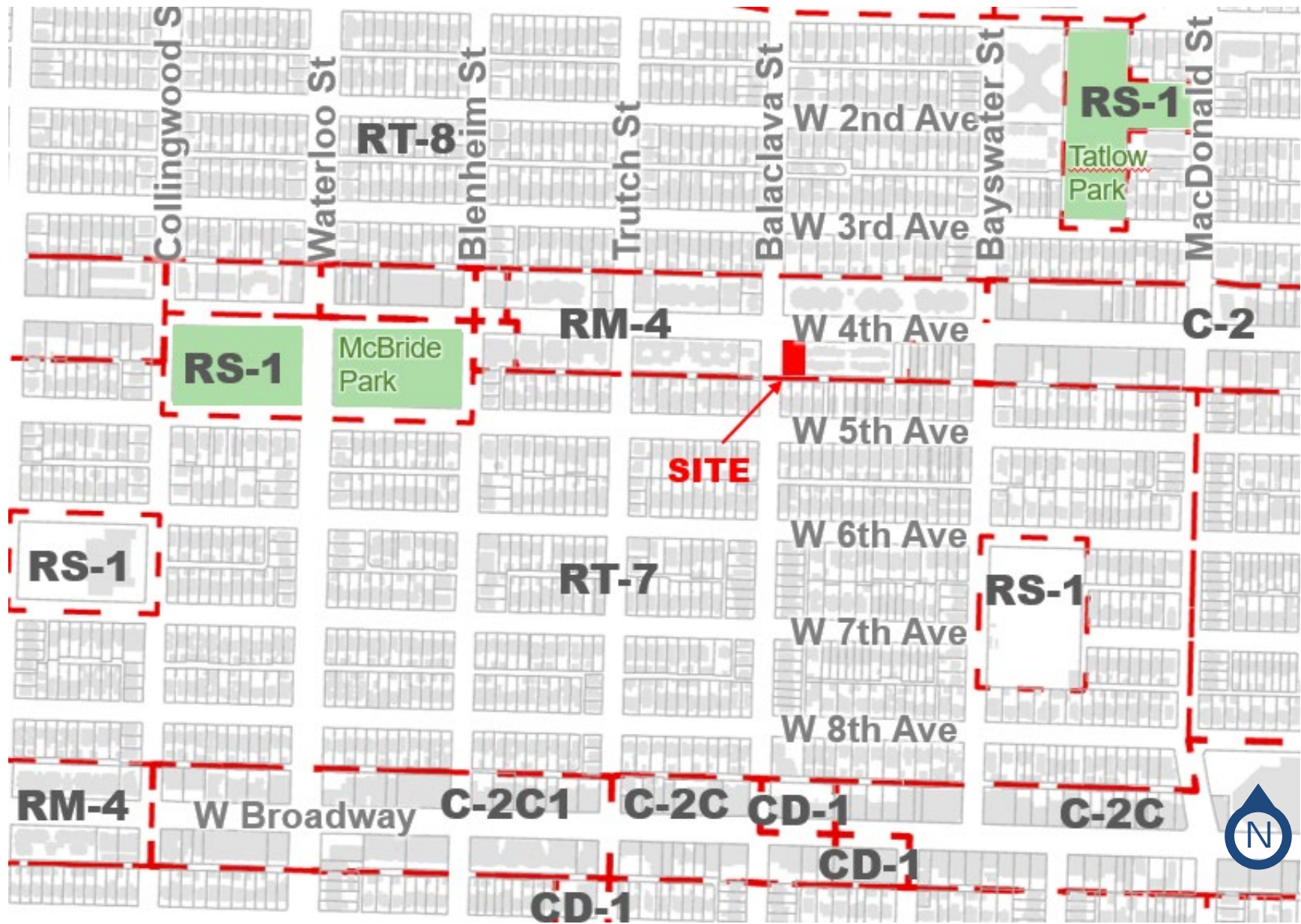
# 3084 West 4th Avenue and 2010 Balclava Street

Public Hearing

February 11, 2021

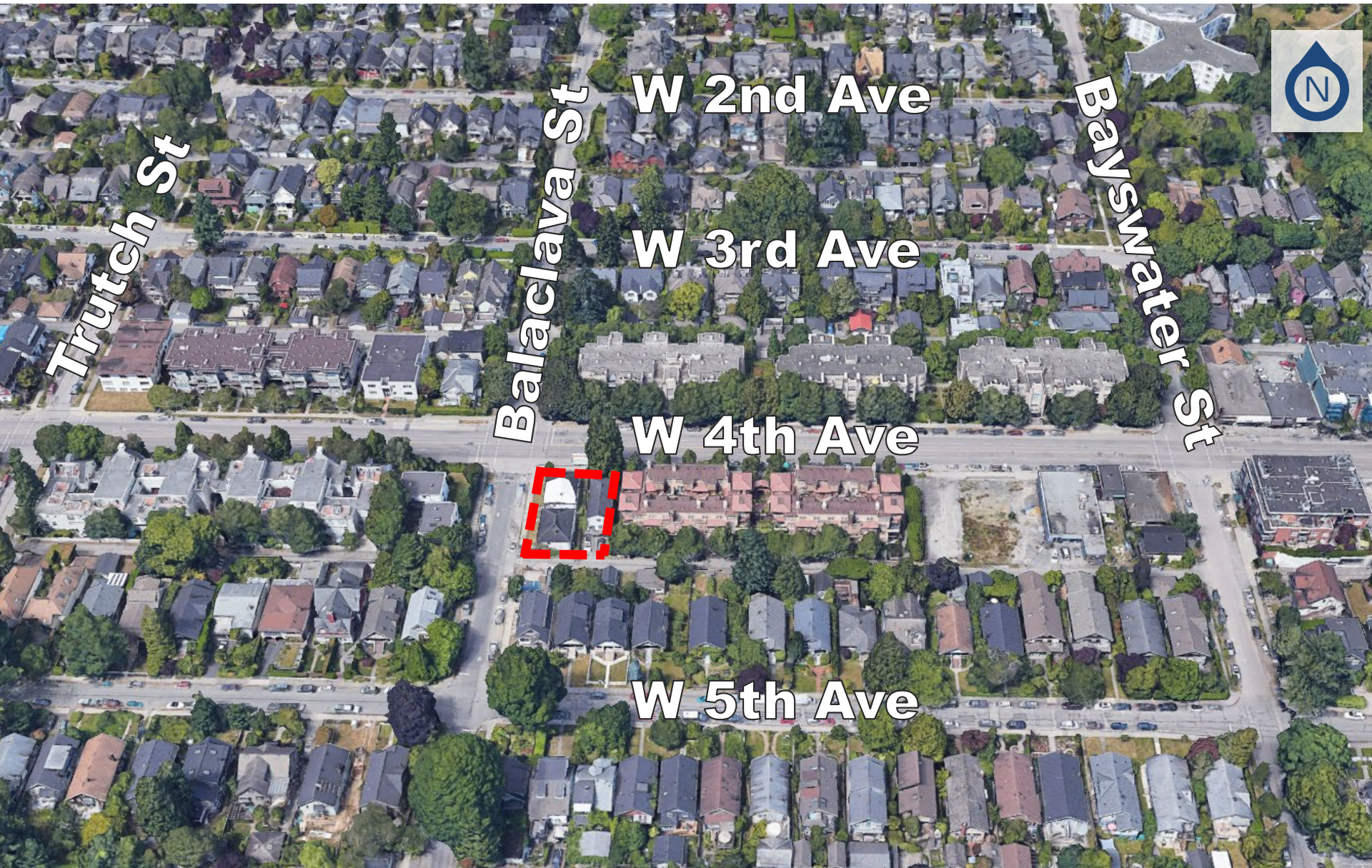


# Site & Surrounding Zoning





# Existing Site and Context





# Context: Current Site

---

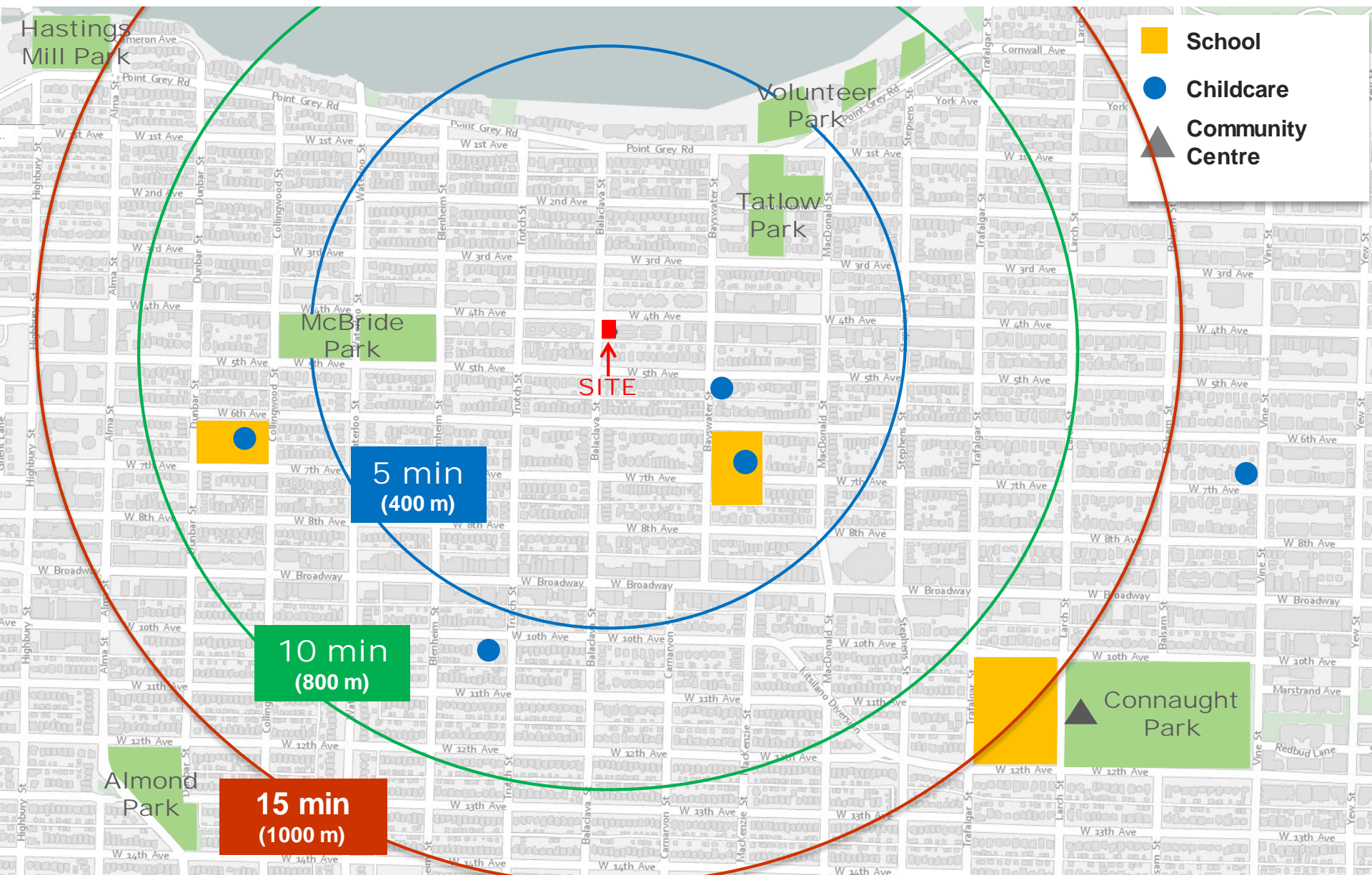


# Context: Current Site





# Amenities - Walking Distance



# Enabling Policy



- Housing Vancouver Strategy approved in 2017
- Secured Rental Units
- 20,000 new units, 4,000 below market rates



**City of Vancouver** *Planning - By-law Administration Bulletins*  
*Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000*  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## **MODERATE INCOME RENTAL HOUSING PILOT PROGRAM: APPLICATION PROCESS, PROJECT REQUIREMENTS AND AVAILABLE INCENTIVES**

*Adopted by City Council on November 28, 2017*

*Effective November 29, 2017*

*Amended December 15, 2017, May 4, 2018, November 26, 2019*

On November 26, 2019, Council approved amendments to the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives originally approved by Council on November 28, 2017. The amendments include the following:

- Extension of the timeline of the pilot to enable staff to continue to select up to 20 proposals to submit rezoning applications until January 1, 2021
- Addition of a new consideration for large developments as defined by the Rezoning Policy for Sustainable Large Developments in Section 3g
- Clarification of additional requirements in Section 2d
- Updated information regarding available incentives in Section 3
- Removal of outdated administrative information in Section 1

This bulletin provides information on the application process, project requirements and incentives approved by City Council on November 29, 2017 (including amendments) relating to the construction of moderate income rental housing.

Beginning January 1, 2018, the City will begin accepting development proposals for new buildings where 100% of the residential floor area is secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households, earning between \$30,000 and \$80,000/ year. As per Council direction, rental units for moderate income households will be provided in a variety of unit types (studios, 1, 2 and 3 bedrooms).

This is a pilot program to test and demonstrate what is possible in different parts of the city. Staff will select up to 20 proposals to submit full rezoning applications between January 1 2018 and July 1 2019. On November 26, 2019, Council extended the timeline of the pilot to enable staff to continue to select up to 20 proposals to submit full rezoning applications until January 1, 2021. All applications will proceed through a full rezoning process including public hearing. Following the pilot program, Staff will report back to City Council with lessons learned and, if appropriate, recommendations for a new, long term program to encourage the construction of moderate income rental housing.

November 26, 2019

- MIRHPP adopted in 2017
- Limited to 20 proposals

# Moderate Income Rental Housing Pilot Program



## Features

### Intent

Deliver below market rental units for households earning between \$30,000 to \$80,000 per year

### Policy

100% secured rental with minimum 20% of residential floor area dedicated to moderate income units

### Selection Criteria

Affordability, net new rental units, minimal impacts on existing renters, unit mix, proximity to transit and amenities, context and neighbourhood fit

### Height and Density for RM Zones

Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing rental units.

Up to 6 storeys on arterials.



# Proposal

- Application: January 23, 2020
- 35 secured rental units
  - 8 studios
  - 14 one-bedroom
  - 13 two-bedroom
- Floor area: 2,027 m<sup>2</sup> (21,823 sq.ft.)
- 15 underground parking stalls; 54 bike spaces
- Height: 19.3 m (63.4 ft.)
- Density: 2.95 FSR





RECOVERY



RESTART



REBUILD

# #RestartSmartVancouver

If approved, the project would generate approximately 122 on-site and off-site construction jobs.





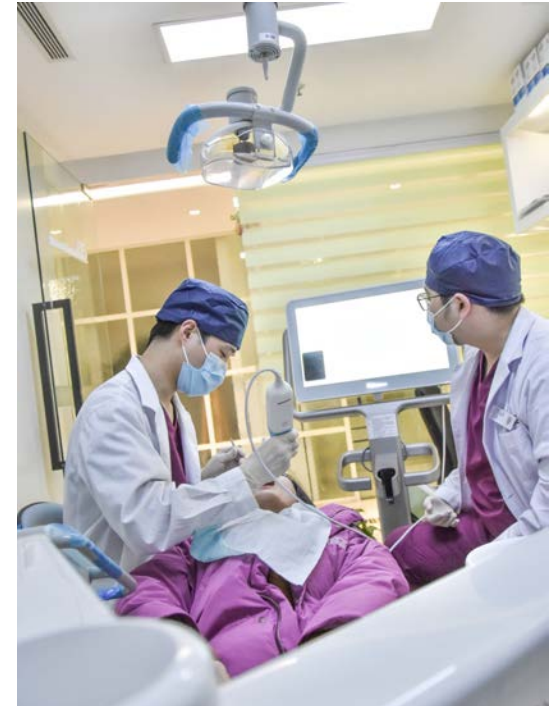
# Renting vs Ownership

	Moderate Income Units		Newer Rental Buildings – Westside <sup>2</sup>		Median-Priced Ownership Unit – Westside <sup>3</sup>	
Unit Type	Average Starting Rents	Average Household Income required <sup>1</sup>	Average Rent	Average Household Income Served <sup>1</sup>	Monthly Costs of Ownership	Average Household Income Served <sup>1</sup>
Studio	\$950	\$38,000	\$1,804	\$72,160	\$2,819	\$112,760
1 Bedroom	\$1,200	\$48,000	\$1,999	\$79,960	\$3,413	\$136,520
2 Bedroom	\$1,600	\$64,000	\$3,059	\$122,360	\$5,191	\$207,640
3 Bedroom	\$2,000	\$80,000	\$3,876	\$155,040	\$8,571	\$342,840



# MIR Rents

Moderate Income Rental			
	Average Starting Rents	Average Household Income Served	Households By Occupation that may be able to afford the unit <sup>1</sup>
studio	\$950	\$38,000	Graphic Arts Technician or Health Services Assistant
1-bed	\$1,200	\$48,000	Auto Service Technician or Vocational Instructor
2-bed	\$1,600	\$64,000	Two income household: Transit Driver and Admin Assistant
3-bed	\$2,000	\$80,000	Two income household: Maintenance Worker and Carpenter





# Financial Statement

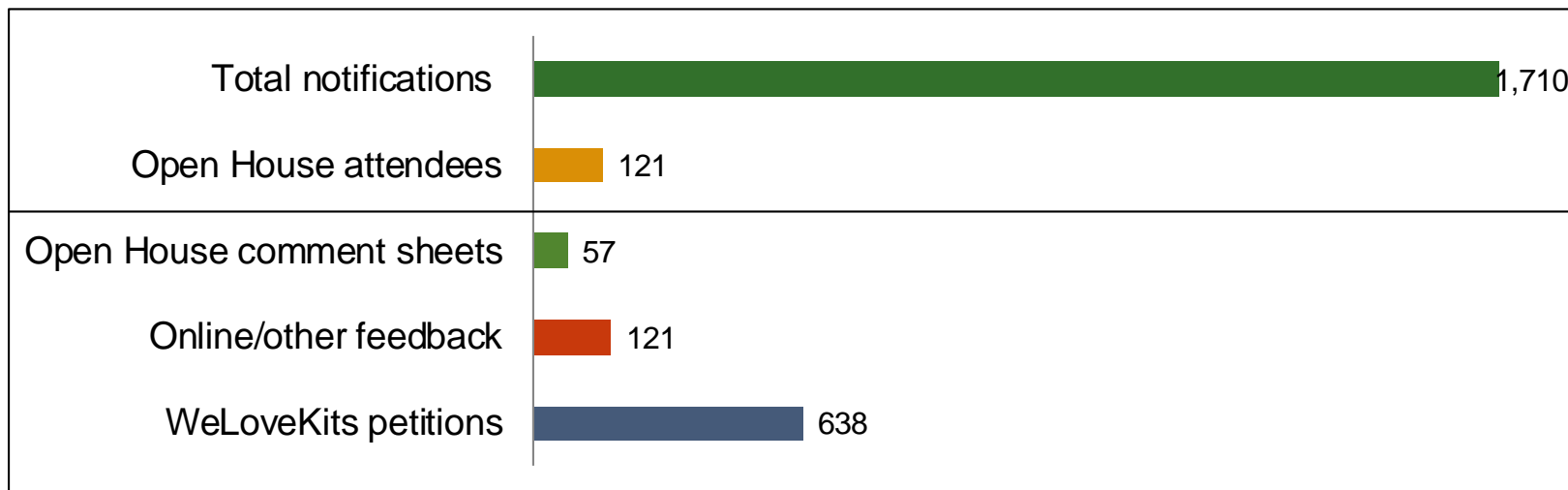
- 35 secured rental units
- 8 moderate income units
- No Community Amenity Contribution (CACs)



# Public Consultation

**Pre-application  
Open House  
February 27, 2019**

**City-hosted  
In-person Open House  
March 11, 2020**



\* All numbers shown above are approximate



# Public Consultation: What We Heard



## Support

- Provision of rental housing
- Building height, density, and design
- Proximity to transit

## Concerns

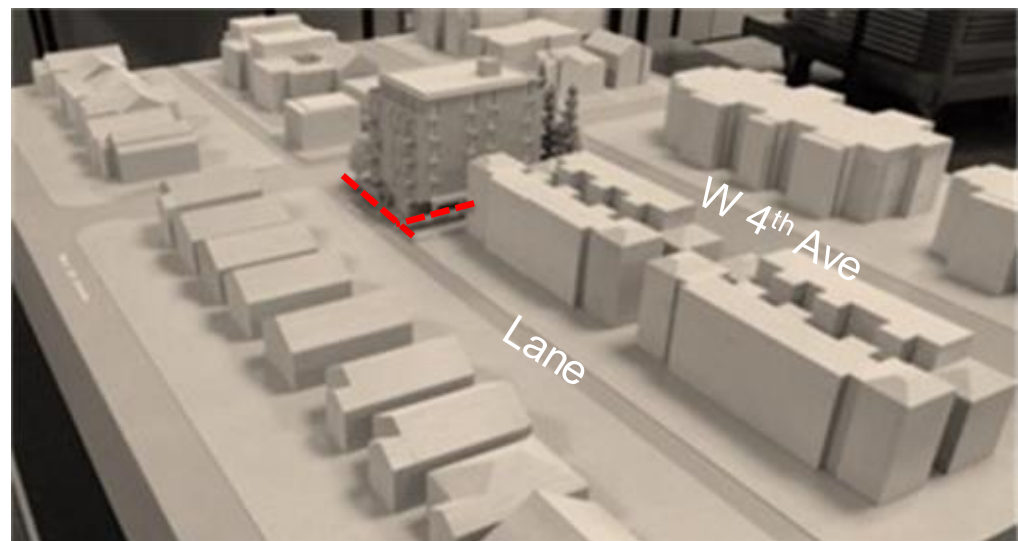
- Building height, density, design & neighbourhood context
- Local school capacity
- Tree protection
- Parking, traffic and safety
- Consultation process

# Response to Feedback: Building Height, Design & Density



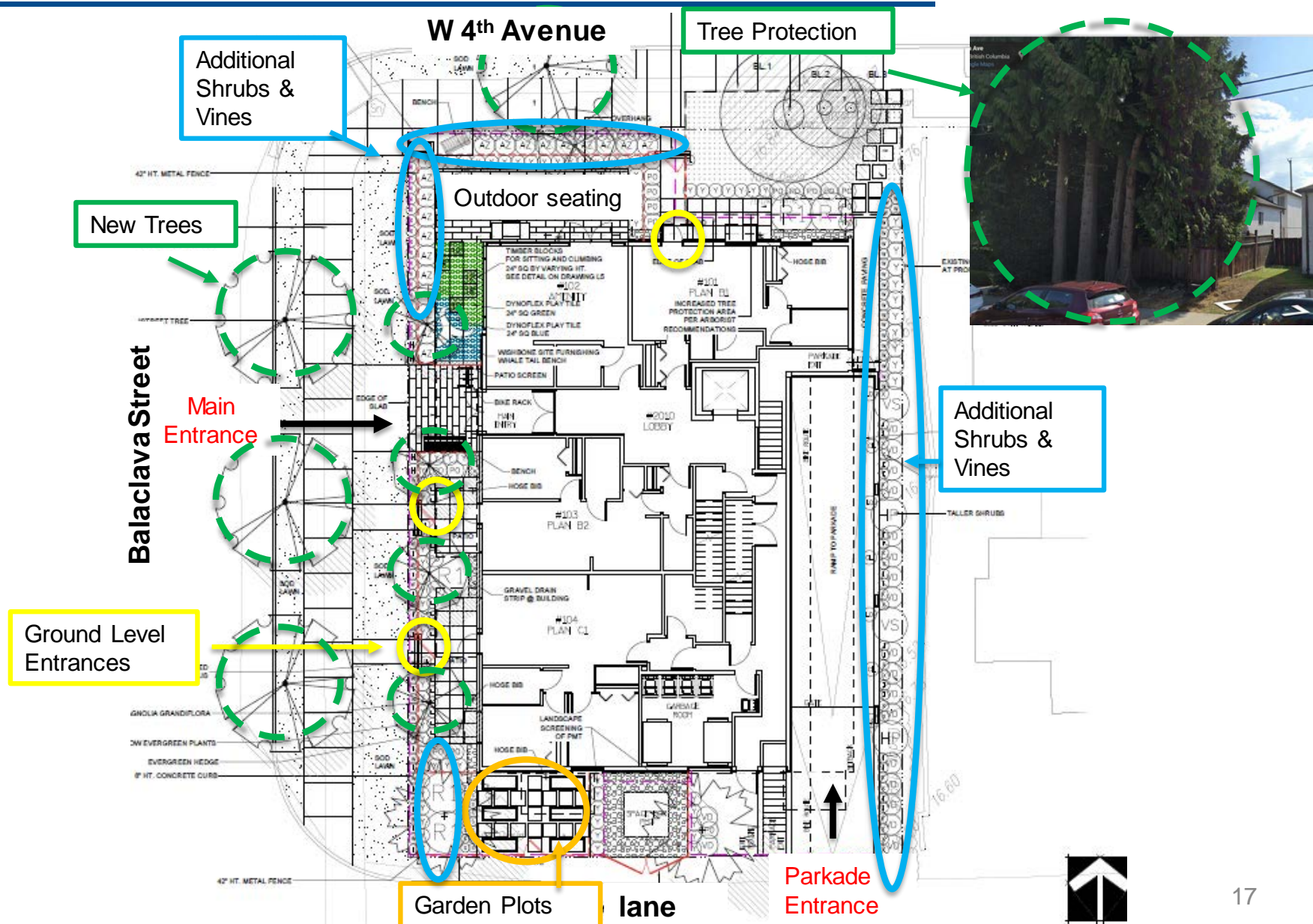
## Response:

- Building setback above 5<sup>th</sup> floor
- Reduced height by 3 ft.
- Design conditions to improve building design and augment landscaping at Development Permit

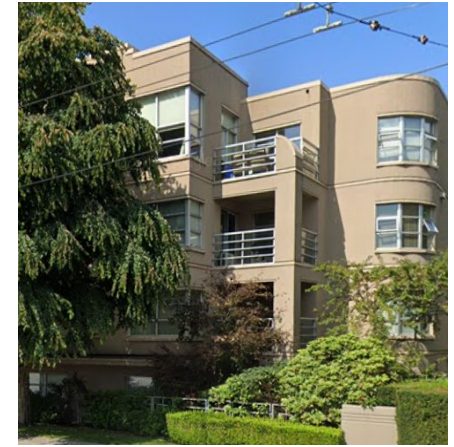
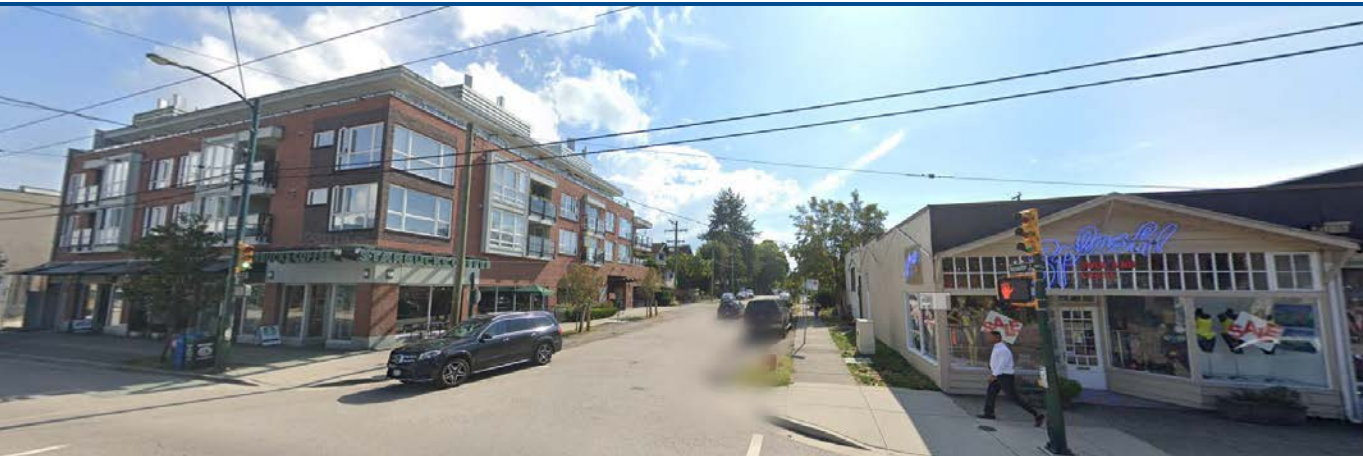




# Response to Feedback: Neighbourhood Context



# Response to Feedback: Kitsilano Neighbourhood Context



A vibrant pedestrian-friendly area with visual interest created by:

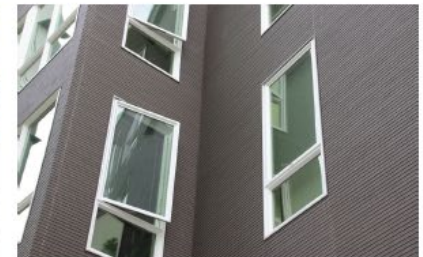
- Multiple building scales, architectural styles, and roof forms
- Variation in use of materials, texture and colour
- Large trees, and extensive landscaping and features



# Response to Feedback: Neighbourhood Context



- Enhanced use of textured siding and colour for visual interest
- Increased landscaping and ground floor entries
- Further building and landscape design at Development Permit



Prefinished Fiber cement panel:  
Light color



Prefinished Fiber cement panel:  
Dark color

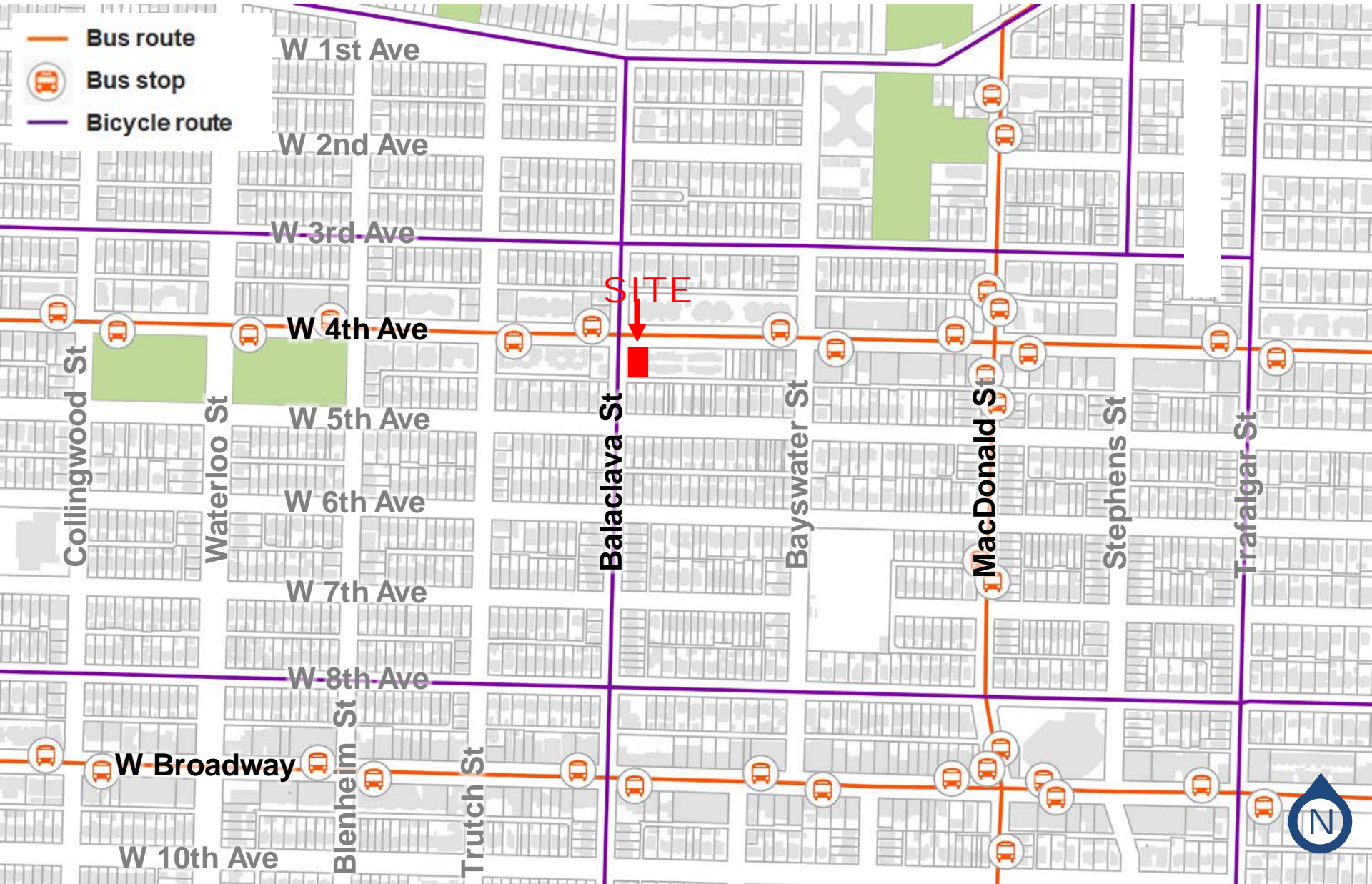


Prefinished Fiber cement panel:  
Accent color




Prefinished Fiber cement panel:  
Soffits

# Response to Feedback: Parking, traffic, and safety





# Response to Feedback: Consultation Process


**Shape Your City**

[About](#)
[FAQs](#)
[Rezoning and development](#)
[vancouver.ca](#)
[Talk Vancouver](#)

[Translate](#)
[Select Language](#)

[Search](#)

[Sign In](#)
[Register](#)

[Home](#) > [Rezoning and development applications](#) > 3084 W 4th Ave and 2010 Balclava St rezoning application
 

## 3084 W 4th Ave and 2010 Balclava St rezoning application








We would like your feedback on a rezoning application at 3084 W 4th Ave and 2010 Balclava St. The proposal is to allow for the development of a 6-storey residential building. The zoning would change from RM-4 (Residential) to CD-1 (Comprehensive Development) District. This proposal includes:

- 35 secured market rental units (with 20% of the residential floor area assigned to moderate income households)
- A floor space ratio (FSR) of 2.95
- A gross floor area of 2,027.5 sq. m (21,824 sq. ft.)
- A building height of 20.23 m (66.37 ft.)
- 15 vehicle parking spaces and 54 bicycle parking spaces

The application is being considered under the *Moderate Income Rental Housing Pilot Program* (MIRHPP).

An in-person community open house was held on March 11, 2020 from 4:30-9:00 pm at H.R. MacMillan Space Centre (1100 Chestnut St). Consultation for this application predated the City's virtual engagement strategy that was implemented due to the COVID-19 pandemic.

### Key dates

Application received  
**January 21 2020**

Open house  
**March 11 2020**

Urban Design Panel  
**May 13 2020**

### Location



### Application documents

- [Overview](#)
- [Statistics](#)
- [Rendering](#)
- [Application booklet](#)

### Applicable plans and policies


- [RM-4 District Schedule](#)
- [Moderate Income Rental Housing Pilot Program](#)

February 26, 2020


## NOTICE OF REZONING APPLICATION AND OPEN HOUSE

### 3084 West 4th Avenue and 2010 Balclava Street

Join us at an open house to learn more and share your thoughts.  
**Wednesday March 11, 2020, 5:00-8:00 pm**  
H.R. MacMillan Space Centre (Lobby), 1100 Chestnut Street



**PROPOSED BUILDING**



**LOCATION**

The City has received an application to rezone 3084 West 4th Avenue and 2010 Balclava Street from RM-4 (Multiple Dwelling) to CD-1 (Comprehensive Development). The proposal is for a 6-storey residential building including:


- a total of 35 secured rental units (with 20% of the residential floor area assigned to moderate income households)
- a floor space ratio (FSR) of 2.95,
- a gross floor area of 2,027.52 sq. m (21,824 sq. ft.);
- a building height of 20.23 m (66.37 ft.), and
- 15 underground parking stalls and 54 bicycle spaces.

The application is being considered under the *Moderate Income Rental Housing Pilot Program*.

**FOR MORE INFORMATION AND TO SUBMIT COMMENTS:**

**Webpage:**  
vancouver.ca/rezapps

**or Contact:**  
**Carly Rosenblatt, Rezoning Planner at**  
carly.rosenblatt@vancouver.ca or 604-829-9621





## REZONING APPLICATION

### 3084 West 4th Avenue and 2010 Balclava Street

#### DETAILS:

To rezone 3084 West 4th Avenue and 2010 Balclava Street from RM-4 (Residential Multiple Dwelling) to CD-1 (Comprehensive Development) to allow for the development of a 6-storey residential building.

This proposal includes:

- a total of 35 secured rental units (with 20% of the residential floor area assigned to moderate income households);
- a floor space ratio (FSR) of 2.95;
- a gross floor area of 2,027.52 sq. m (21,824 sq. ft.);
- a building height of 20.23 m (66.37 ft.); and
- 15 underground parking stalls and 54 bicycle spaces.

The application is being considered under the *Moderate Income Rental Housing Pilot Program*.

**APPLICANT:** James Evans  
2508 - 1424 Commercial Drive  
Vancouver, B.C. V6B 2B9

### What's happening:

Re-zoning application under the  
Application review by City staff

Open House  
Wednesday March 11, 2020  
5:00-8:00 pm  
H.R. MacMillan Space Centre (Lobby)  
1100 Chestnut Street

Public Hearing  
Information to come

Decision by Council

For more information  
Contact us through  
at phone 511

# Conclusion



- Meets the intent of the MIRHP Program.
- Delivers 35 secured rental units with approximately 8 moderate income units
- Staff recommend approval